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Ministry of

Housing

Townsend Community Development Program

Queen's Park

Toronto, Ontario

Townsend new town is taking shape on the map of Haldimand-Norfolk. The planning for this town is taking place in three phases. A firm of planning consultants, Llewelyn-Davies Weeks Canada Ltd., was commissioned last year, and their work is proceeding on schedule.

The 13,000 acre Townsend site was acquired by the province in 1974 for the building of a new town to house a significant increase in the population of Haldimand-Norfolk which will arise from the industrial development along the Lake Erie shore. This development includes an Ontario Hydro generating station which is now 75 per cent operational. A Texaco refinery and a Steel Company of Canada major mill are now under construction. Stelco is to produce steel by 1978 and has also purchased a site for an industrial park adjacent to the mill. More than 20 firms are expected to locate there in the initial stages of development.

Together, these industrial developments are expected to attract more than 100,000 people (employees and their families) of the projected total of 200,000 people in Haldimand-Norfolk by 2001. The present population of the region is about 90,000.

Stelco will have the greatest impact. By 2001 its operation will provide about 11,200 jobs. Texaco and Hydro, which will be highly automated, will provide 275 and 460, respectively. The industrial park will probably provide another 7,000 jobs, and industrial construction will account for between 2,000 and 3,000 for the next quarter century. Residential construction will also be an important source of employment for many years to come. Service jobs resulting from the industrial employment will reach about 18,000 by the turn of the century. Townsend is being planned to accommodate the major share of this growth.

Municipal Liaison

In the planning of a major enterprise such as a new town, liaison between the various levels of government concerned is crucial. In the case of Townsend, liaison between the province and the regional municipality is carried out through the Townsend Advisory Committee, which includes both provincial and municipal members. A number of technical committees further this working relationship in the specific areas of economics, social development, environment, engineering, urban design and finance. To maintain close contact with the City of Nanticoke, within which Townsend is situated, a special Nanticoke Liaison Committee was formed, with members from the provincial staff and the city council.

Public Information

Another important aspect of planning on the scale of Townsend is keeping the public informed. In the spring of 1976 public meetings were held with the site residents to inform them of issues affecting them and to obtain their opinions. Residents of the region as a whole were invited to a series of open house sessions. As well, the Townsend staff held meetings with various interest groups, such as naturalists, historical societies, church groups, local business groups, and university and school groups. In the coming months this program will continue with displays and more open house programs.

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Phase I

Planning Phase I for the Townsend site was completed in March, 1976 with the publication of a report which delineated in general terms a study area for the first community capable of accommodating 20,000 residents by 1986, and outlined also a study area for the ultimate urban area to accommodate 100,000.

The first community is located in the south-central portion of the site, bounded by Nanticoke Creek on the east, the tributaries of Black Creek on the west, and the CN rail line on the south. The planners estimated that approximately 1,250 acres will be needed to house and service the first 20,000 inhabitants.

The choice of these study areas has received the approval in principle of the Townsend Advisory Committee, the council of the regional municipality and the Minister of Housing.

The second major task of Phase I was the defining of the study area for the mature city of 100,000 residents (see map). The entire Townsend planning area covers 15,000 acres, of which the planners estimate only approximately 5,000 acres will be needed to accommodate the eventual population of 100,000. The consultants recommended the southern half of the site as most suitable. This conclusion was based on analyses of such factors as natural resources (including agriculture, woodlands, wildlife and aggregate deposits), transportation, recreation potential, historical and cultural features and such development constraints as flooding, proximity of bedrock to the surface and the existence of exploitable mineral deposits.

The preservation of agricultural land is being given high priority in Townsend. After examining detailed records of soil capability, the planners concluded that the best agricultural land is concentrated in the northern portion of the site. Because much of the site is at present agricultural, it is inevitable that some good agricultural land will be developed but the use of the southern part of the site will minimize the amount as much as possible.

Phase II

In July 1976, about half way through Phase II, further recommendations were released on the location of the area to house the first 20,000 inhabitants. The accompanying map shows the proposed commercial area on the west side of Nanticoke Creek with space allowed for expansion.

Still further west is the proposed first residential development area. A newly aligned Townline Road is projected to run past the central area and eventually connect it to the industrial sites on the lakeshore. Across the road from the central area and on the west bank of Nanticoke Creek is the site of the new Regional Administration Centre, which has already been agreed to by the province and the region.

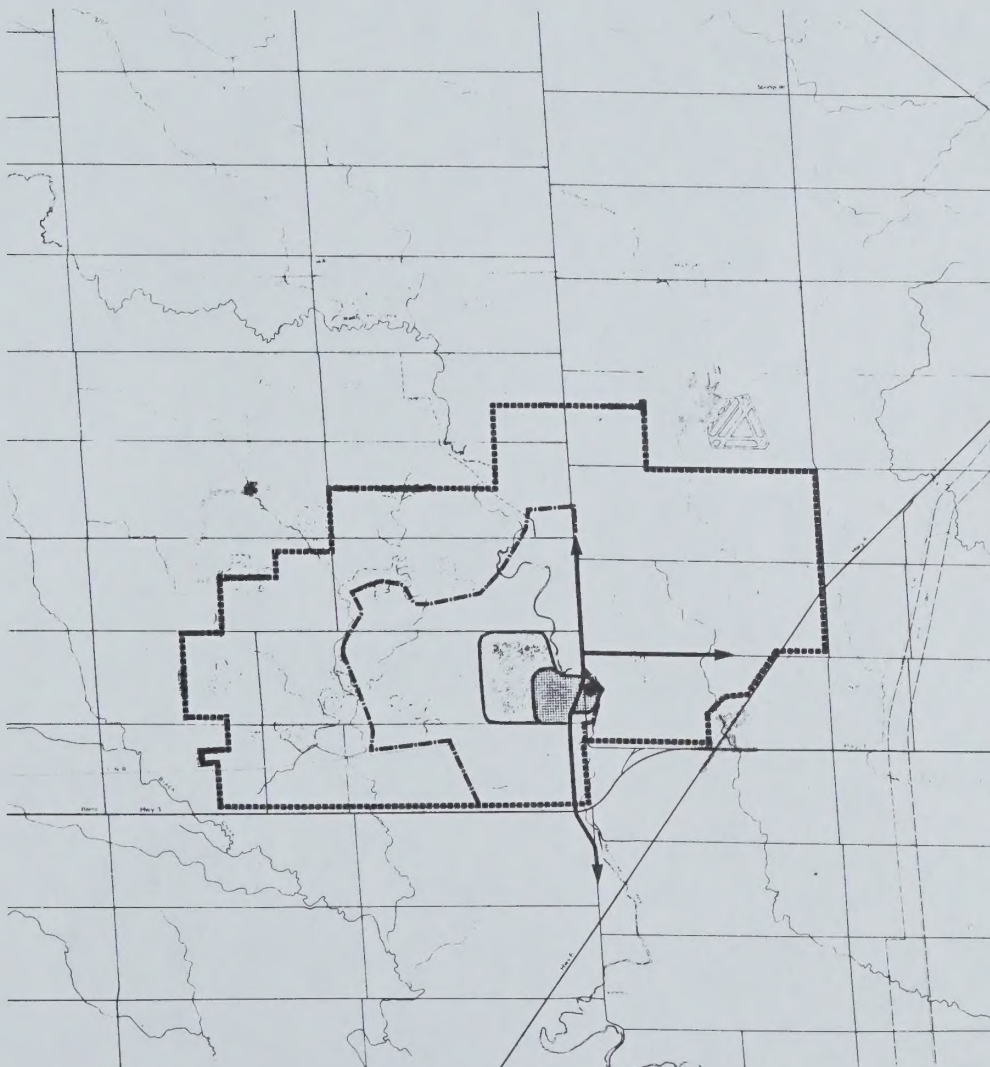
As well as the definition of the first neighbourhood, Phase II will involve the completion of specialized studies of such matters as population profiles, housing market, required shopping facilities, transit and piped services. The planners will also prepare policies for agricultural areas and specify the location of the first neighbourhood. This work will be completed in September 1976.

Phase III

Planning Phase III, to end in March 1977, will include detailed proposals for the regional commercial centre, important environmental areas, roads and local centres. A phasing program for implementation of the plan will also be completed, together with a subdivision plan for the first neighbourhood. Recommendations will be made as well for the implementation of the plan, and a financial assessment and environmental analysis will be provided.

Development Schedule

The development of Townsend will begin with the building of the first neighbourhood to accommodate 5,000 people. The first housing is due for occupation in 1978. The town would then grow in stages to approximately 7,000 by 1981; 20,000 by 1986; 60,000-80,000 by 2001; and 100,000 well into the 21st century. The 2001 population of 60,000-80,000 will support a "mature" urban centre; that is, one which will be largely self-sufficient for most of the services and shopping facilities residents will require. By this time Townsend should also be the regional commercial centre. Care will be taken to locate facilities in the new town to serve the whole area, making it truly the regional centre. One of the earliest of these will be the administrative centre for the regional government which is scheduled to be occupied in 1978.



Planning Decisions : Phase 2a - July 76

- Final Stage: City of 100,000 Residents (2001)
- Stage 1: First Community of 20,000 Residents (1986)
- First Residential Area
- Regional and Commercial Centre
- Regional Administration Building
- Proposed Roads
- Wooded Areas



Date
Scale 1:25000

TOWNSEND

COMMUNITY DEVELOPMENT PROGRAM



Ministry
of Housing

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